

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan, 2014, as amended.

*(Neamsby Investments Inc, 5933 14<sup>th</sup> Ave, Blocks 270 and 271, Plan 65M-4686)*

DRAFT

March, 2025

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan, 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham By-law No. 2025-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the XX day of March, 2025.

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Kimberley Kitteringham  
City Clerk  
(Signed)

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Frank Scarpitti  
Mayor  
(Signed)



## By-law 2025-XX

Being a by-law to adopt Amendment No. XXX  
to the City of Markham Official Plan, 2014, as amended

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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE *PLANNING ACT*, R.S.O., c. P.13, 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan, 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XX DAY OF MARCH, 2025.

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Kimberley Kitteringham  
City Clerk  
(Signed)

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Frank Scarpitti  
Mayor

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**PART I – INTRODUCTION**

(This is not an operative part of the Official Plan Amendment No. **XXX**)

## **PART I – INTRODUCTION**

### **1.0 GENERAL**

- 1.1. PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2. PART II – THE OFFICIAL PLAN AMENDMENT constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan, 2014, as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to 3.76 hectares (9.3 acres) of land municipally known as 5933 14<sup>th</sup> Avenue, and legally described as Blocks 270 and 271, Plan 65M4686 (the “Subject Lands”). The Subject Lands are located on the south side of 14<sup>th</sup> Avenue, west of Markham Road, and on the east and west sides of Lepp Drive.

### **3.0 PURPOSE**

The purpose of this Amendment is to redesignate the Subject Lands from ‘Service Employment’ to ‘Residential High Rise’, to permit a residential development comprising three apartment buildings of 8, 9 and 11 storeys, thirty-four 2-storey townhouses and preservation of an existing detached dwelling that is designated under Part IV of the Ontario Heritage Act (the “Proposed Development”).

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The City of Markham Official Plan, 2014 (the “Official Plan, 2014”), as amended, designates the Subject Lands as ‘Employment Area’ on Map 1 – Markham Structure and ‘Service Employment’ on Map 3 – Land Use. Lands designated ‘Service Employment’ provide primarily for service and retail uses, along with light industrial, warehousing and small office uses, the designation is intended to accommodate uses that serve and support other business uses and employees. This Amendment will redesignate the Subject Lands to ‘Neighbourhood Area’ on Map 1 – Markham Structure and to ‘Residential High Rise’ on Map 3 – Land Use to facilitate the Proposed Development on the Subject Lands, which will comprise three apartment buildings with heights of 8, 9 and 11 storeys, respectively, thirty-four 2-storey townhouses, and preservation of an existing detached dwelling that is designated under Part IV of the Ontario Heritage Act.

The Proposed Development is consistent with the policies of the Provincial Planning Statement, 2024 (the “PPS, 2024”) as the Subject Lands are located within a defined Settlement Area, where growth and

development shall be focussed. The Proposed Development would promote the efficient use of land and infrastructure, support alternative modes of transportation including active transportation and transit, and would further contribute to the creation of a complete community by diversifying the range and mix of housing options.

The Proposed Development also conforms to the York Region Official Plan, 2022 (the “YROP, 2022”). The Subject Lands are designated “Community Area”, where the majority of residential, commercial, institutional and recreational uses shall be located. The Proposed Development also conforms with the YROP, 2022’s intensification policies, as it is compact, street-oriented and transit supportive.

The Proposed Development conforms to the Official Plan, 2014 by providing appropriate intensification for the Subject Lands, with a diversity of housing options in the form of apartments and townhouses, inclusive of purpose-built rental units. The Proposed Development also provides an appropriate interface and transition from existing low-rise development, and will support existing transit routes, community amenities, services and retail uses. The proposed Amendment will redesignate the Subject Lands to permit residential development, on the Subject Lands, aligning land use permissions in the Official Plan, 2014 with the YROP, 2022, where residential uses are also provided for.

The Proposed Development is appropriate and represents good planning, as it supports Provincial, Regional, and Local planning policies.

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**PART II – THE OFFICIAL PLAN AMENDMENT**  
(This is an operative part of Official Plan Amendment No. **XXX**)



## PART II – THE OFFICIAL PLAN AMENDMENT

### 1.0 THE OFFICIAL PLAN AMENDMENT

**1.1** The following maps and appendices of Part I of the City of Markham Official Plan, 2014, as amended, are hereby amended as follows:

- a) Map 1 – Markham Structure is amended by replacing the ‘Employment Area’ component with a ‘Neighbourhood Area’, as shown on Schedule ‘A’ attached hereto.
- b) Map 3 – Land Use is amended by redesignating the ‘Service Employment’ designation to ‘Residential High Rise’, as shown on Schedule ‘B’ attached hereto.

**1.2** Section 9.2 of Part I of the City of Markham Official Plan, 2014, as amended, is hereby amended by:

- a) Deleting and replacing the text of section 9.2.10 and Figure 9.2.10 with the following:

“9.2.10 South of 14<sup>th</sup> Avenue, east of Vanni Avenue, west of Markham Road  
The following provisions shall apply to the ‘Residential High Rise’ lands located at 5933 14<sup>th</sup> Avenue, legally described as Blocks 270 and 271, Plan 65M4686, as shown in Figure 9.2.10:

- a) The existing heritage building at 5933 14<sup>th</sup> Avenue (the “Cowie House”) shall be permitted and retained; and
- b) Townhouses are permitted to have a minimum height of 2 storeys.

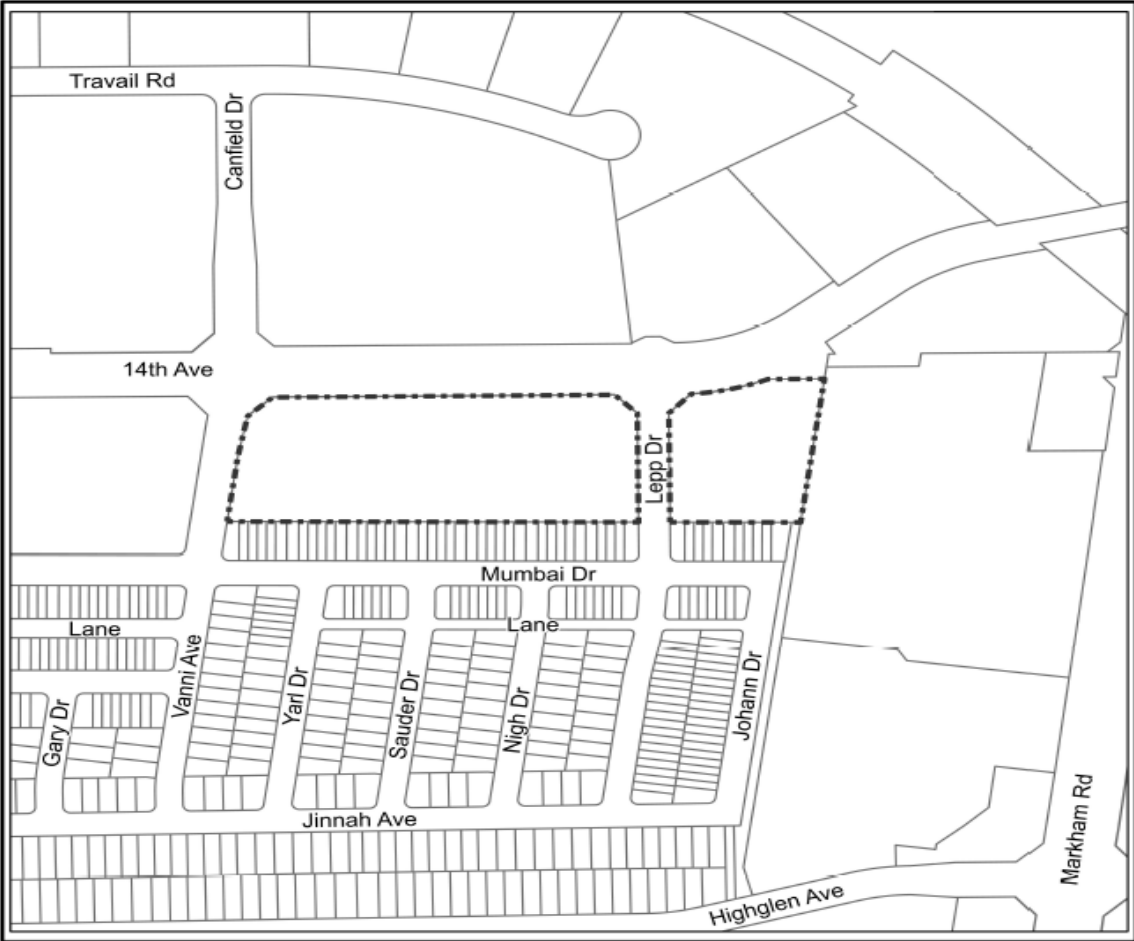


Figure 9.2.10"

**2.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the City of Markham Official Plan, 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply regarding this Amendment, except as specifically provided for in this Amendment.

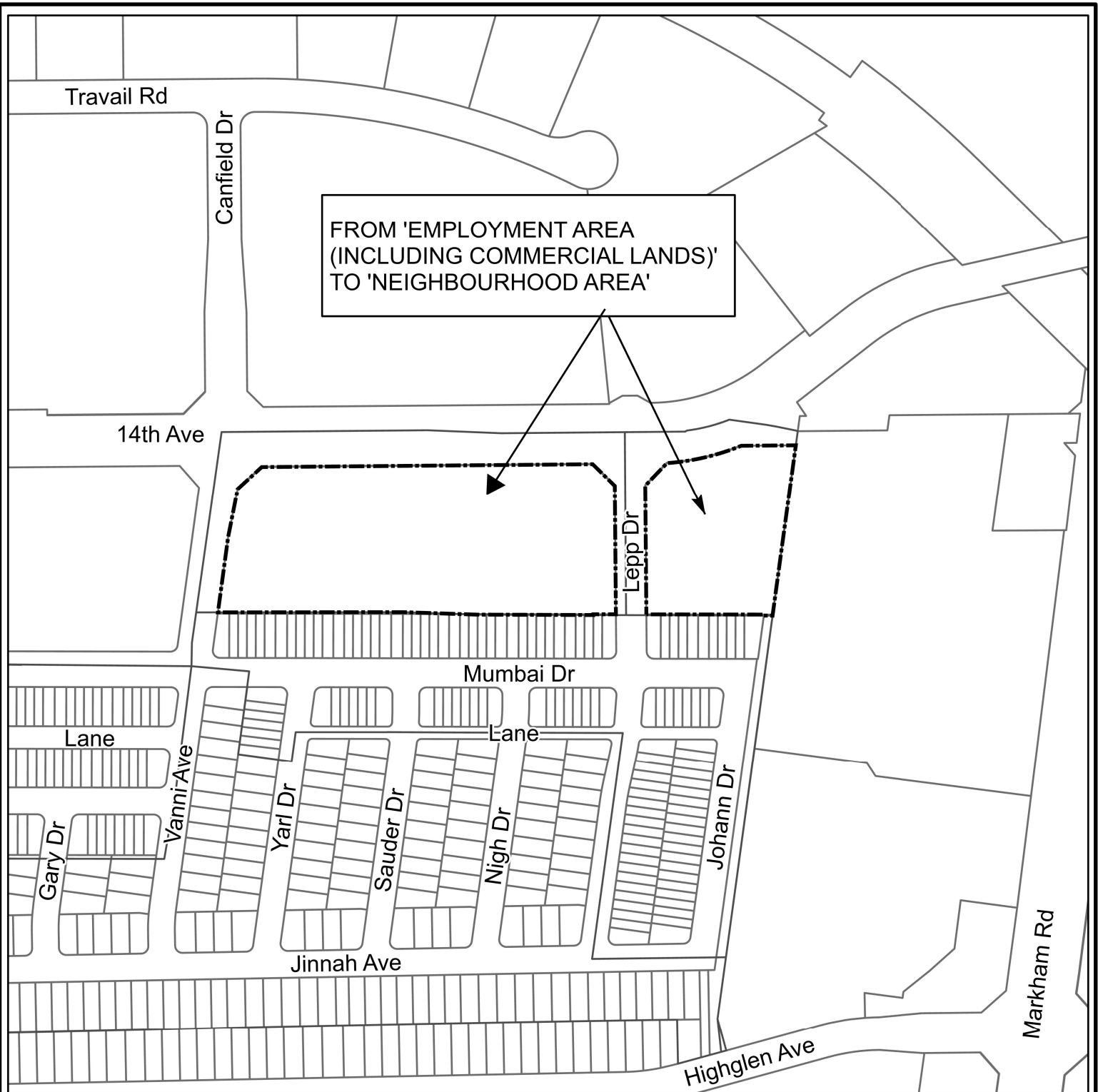
This Amendment shall be implemented by an amendment to the Zoning By-law, and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on the last day for filing such notice.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those

minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the City of Markham Official Plan, 2014, as amended, shall apply.

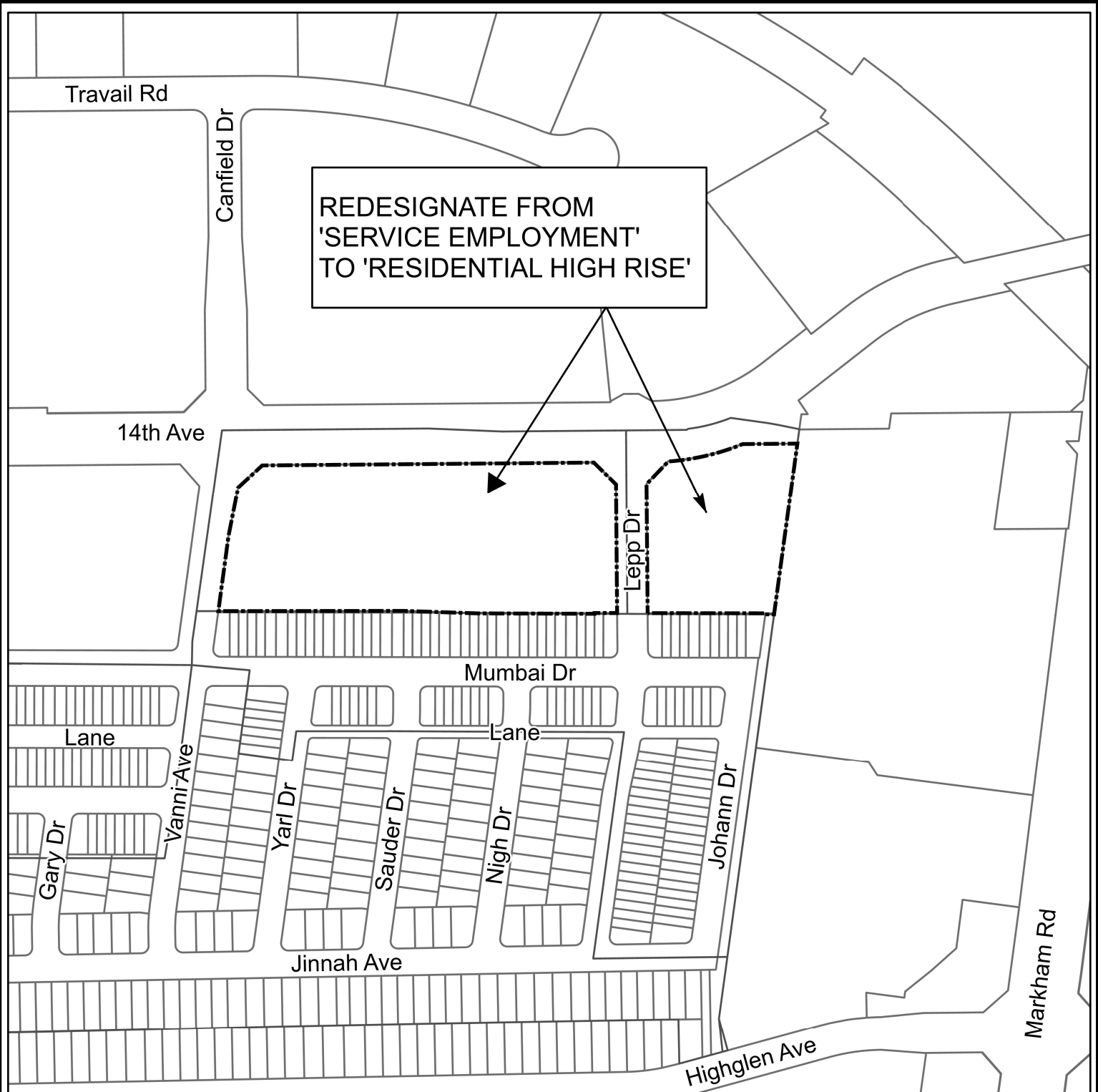
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# AMENDMENT TO MAP 1 – MARKHAM STRUCTURE

## CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

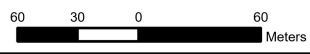
 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



REDESIGNATE FROM  
'SERVICE EMPLOYMENT'  
TO 'RESIDENTIAL HIGH RISE'

## AMENDMENT TO MAP 3 – LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014, AS AMENDED

BOUNDARY OF AREA COVERED BY THIS AMENDMENT



Q:\Teams\Application & GIS\CGIS\Data Requests\Corr, Stephen

DEVELOPMENT SERVICES COMMISSION	Schedule "B" to OPA No.XXX	Drawn By: SR    Checked By: SC	DATE: 3/6/2025
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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office